051.A	0001	0002.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	753,300 /	753,300
USE VALUE:	753,300 /	753,300
ASSESSED:	753,300 /	753,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		BACON ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	GREASON MELINDA
Owner 2:	
Owner 3:	
Street 1:	2 BACON ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	743 MASS AVE LLC -
Owner 2:	-
Street 1:	60 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2005, having primarily Copm. Clap Exterior and 2143 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2A	MAJOR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	753,300			753,300
Total Card	0.000	753,300			753,300
Total Parcel	0.000	753,300			753,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.52 | /Parcel: 351.52

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
270738			11/28/17

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 051.A-0001-0002.0

!15122!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	753,300	0	.		753,300		Year end	12/23/2021
2021	102	FV	740,200	0	.		740,200		Year End Roll	12/10/2020
2020	102	FV	727,100	0	.		727,100	727,100	Year End Roll	12/18/2019
2019	102	FV	715,100	0	.		715,100	715,100	Year End Roll	1/3/2019
2018	102	FV	694,200	0	.		694,200	694,200	Year End Roll	12/20/2017
2017	102	FV	622,800	0	.		622,800	622,800	Year End Roll	1/3/2017
2016	102	FV	625,000	0	.		625,000	625,000	Year End	1/4/2016
2015	102	FV	669,500	0	.		669,500	669,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:12:40

LAST REV

Date	Time
03/02/20	15:46:15

apro

USER DEFINED

Prior Id # 1:	35321
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15122

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PJC ARLINGTON R	46316-514		10/20/2005		629,900	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/18/2003	1057	New Buil	201,600	C		G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
11/28/2017	Measured	DGM	D Mann
3/4/2013	Inspected	BR	B Rossignol
2/14/2005	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7702													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:	7 - Brick	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	6.7	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	6.7	%

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	0.77998137
Const Adj.:	1.05410290
Adj $ / SQ:	205.545
Other Features:	65400
Grade Factor:	1.33
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	807390
Depreciation:	54095
Depreciated Total:	753295

COMMENTS

OF=XTRA SINK & SHOWER IN FBATH. GAS FIREPLACE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	328.05
Special Features:	0	Val/Su Net:	351.52
Final Total:	753300	Val/Su SzAd	351.52

SKETCH

UnSketched SubAreas:
GLA: 2143,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,143	205.550	440,483

Net Sketched Area:	2,143			Total:	440,483
Size Ad	2143	Gross Area	2143	FinArea	2143

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

051.A-0001-0002.0

IMAGE

AssessPro Patriot Properties, Inc